



# French Character Homes



*... belles demeures dans le Sud-Ouest*

## An Immaculately Presented Town House in The Historic Centre Of Salies de Bearn



**€ 299,900 fai**

**FCH1185**

The perfect turn-key solution holiday home, or small B&B business! An immaculately presented Bearnais town house, situated in the popular tourist town of Salies de Bearn.

This picturesque town house originates from two separate dwellings; a late 17th century house and an early 18th century grocery store with owner accommodation, in the heart of the pretty thermal spa town. The buildings were integrated some years ago to provide a spacious home with access directly from two of the town's pedestrian streets. From 2016, the property has undergone extensive renovations to include a complete roof overhaul, with insulation, new electrics and plumbing, custom made staircases and top-to toe refurbishment and decoration.

Accommodation is provided over three floors with an open-plan living area on the ground floor with a spacious sitting room and dining kitchen, cloakroom area and WC. The first floor presents two beautifully appointed en-suite double bedrooms, one with a walk-in dressing room, and a cosy snug sitting room on the landing. The second floor consists of a third double bedroom suite and a further sitting room, with a picture window overlooking the rooftops of this quintessentially charming town. This sitting room could also serve as a childrens dormitory or play area for family holidays.

The property has run sucessfully as a B&B in recent years, so could provide a little income, if required. Alternativley with its superb presentation and eclectic decoration, it could prove to be a popular holiday rental investment to provide an income all

year round.

The property is located in the heart of the town, on one of the prettiest, pedestrianized cobbled streets, dressed with bunting and an abundance of flowers during the summer months. All of the town's boutique shops, cafés and restaurants are within walking distance, making this little gem of a property an ideal low maintenance holiday home, with enormous holiday rental potential.

The town of Salies de Bearn is a popular tourist destination, famous for its salt waters and thermal spa baths. The town also provides a Casino, a cinema, a 9-hole Golf Course and plenty of seasonal events and festivals to appeal to all age groups. Situated only 40 minutes from the Atlantic coast and one hour from the ski resorts of the Pyrenees, this is an ideal holiday destination.

Information on the risks to which this property is exposed is available on the website Géorisques - <https://www.georisques.gouv.fr>

## Property Features

### Additional Information

Habitable Space : 150 m <sup>2</sup>	No of Rooms Total : 6	No. Reception Rooms : 2	No. of Bedrooms : 3
Bathrooms : 0	Shower Rooms : 3	W.Cs : 4	Utility Room : No
Tax Fonciere : € 787.00	Heating : New Generation Electric	Hot Water : Electric	

### Construction

Year : 17th and 18th Centuries	Type : Residential
Roof : Picon Tiles; Renovated in 2017	

### Services

Tele / ADSL : Fibre	Drainage : Main Drainage
Glazing : Double Glazing	Eco Features : Double Glazing; Insulation; Energy Efficient Heating

### Grounds

Land Area : 0 m <sup>2</sup>	Boundary :
Terrace : No	Garden Well : No
Garage : No	Car Port : No
Swimming Pool : No	
Outbuildings : No	

### Ancillary Buildings

For Further Information, please contact.

Document non-contractuel Mandat 26 01 1185

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